

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Walgreens Store
1680 S.E. 17 Street

Case #: 132-R-01

Date: December 11, 2001

Comments :

1. The engineer shall apply for and obtain a general or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable.
2. The license(s) mentioned in item 1 shall be submitted with certified calculations and the engineer of record's approved design drawings with the application for the building permit.
3. Verify whether any power, signal, or other utility poles interfere with any proposed accesses for this site, and immediately begin coordination of the relocation of either accesses or the poles.
4. Insufficient stacking is provided for entrances from S.E. 17 Street, S. E. 18 Street as indicated in Section 47-20 of the ULDR. A 44 ft. stacking area is required from S.E. 17 Street ROW while 22 ft. is required from S.E. 18 Street since it is not a trafficway.
5. The applicant is advised to review ownership and encumbrance report to determine if any easements have been dedicated for public use which may interfere with proposed building plans. Any such easements dedicated must be vacated prior to issuance of a building permit.
6. The following engineering plans shall be submitted for review and approval by the Engineering Department prior to final DRC authorization :
 - a. Paving & Drainage Plan
 - b. Pavement Marking & Signage Plan

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- c. Water & Sewer Plan
 - d. Associated water, sewer, and drainage details and specifications, as applicable
7. From the parking summary table review it appears that a 5 space deficit exists. Please re-evaluate the parking calculations and if a deficit remains the applicant must apply for a parking reduction pursuant to Section 47-20.3 of ULDR.
 8. The landscaping plans appear to indicate hedges inside the 10 X 10 ft. required clear sight triangles. These hedges should be relocated outside these required areas.
 9. Please discuss loading zone operation and circulation. We are concerned that this operation may impact parking along the south side of the loading area, and possibly affect wastewater treatment plant circulation and/or circulation on Eisenhower Boulevard.
 10. Any proposed loading zones should be properly delineated and dimensioned on site plan.
 11. The application shall submit a traffic impact analysis for City's and City Consultant's review for site if median opening is to be considered on Eisenhower Blvd.
 12. Please provide a traffic impact statement which assesses the number of trips that will be generated per day for staff's evaluation of whether a Traffic Impact Analysis will be required (regardless of item 11 above).
 13. Provide a photometric (lighting) plan for review per 47-20.14 ULDR.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Habec Company LLC

Case #: 132-R-01

Date: 12-11-01

Comments:

- 1) Fire sprinkler system required at permit, NFPA 101-1994, 24-3.5.1
- 2) Flow test required
- 3) Civil plan must show fire mains DDD, Hydrant and FDC.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Habec Company LLC

Case #: 132-R-01

Date: December 11, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Habec Company LLC

Case #: 132-R-01

Date: 12/11/01

Comments:

1. This site is subject to the Inter-district Corridor requirements. The first 20' of the yard fronting on 17th St. is to be in landscape. There appears to be a deficiency in this regard. Note that the measurement must be from the ultimate R.O.W. line.
2. Required peninsula tree islands to be a min. of 8' landscape area width. One of the islands adjacent to Eisenhower shows only a 5' width.
3. A 10' average buffer (with a 5' minimum) is required where a vehicular use area adjoins an abutting R.O.W. Provide the calculations that verifies this.
4. ½ of the required street trees should be shade trees. This should be achieved unless there are mitigating site conditions which would prevent this (such as overhead powerlines).
5. Add rain sensor requirement to irrigation note.
6. Indicate the existing trees on the site. Any trees which are good candidates for relocation should be relocated. Otherwise, provide the "equivalent replacement" calculations for trees removed.
7. Show any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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Division: Planning

Member: Lois Udvardy
828-5862

Project Name: Habec Company LLC

Case #: 132-R-01

Date: December 11, 2001

Site Plan Level II Review/B-1 - 15,353 S.F. Walgreens Store
1680 S.E. 17 Street

Comments:

1. The property is acreage and must be platted. A plat application (Case 26-P-00) was reviewed by DRC on November 14, 2000 to plat this property for 275 hotel units. The plat did not proceed on to Planning and Zoning Board and City Commission. The proposed plat must reflect the intended use. A separate application and fee is required for Planning and Zoning Board review of the plat.
2. Pursuant to ULDR Sec. 47-25.2.M.4., provide a traffic impact statement.
3. Development must comply with Sec. 47-23.9, Interdistrict corridor requirements, which states a twenty (20) foot yard shall be required for any development on property which abuts S.E. 17 St. from Federal Hwy. to Eisenhower Blvd. No parking shall be permitted within the required yard.
4. Discuss proposed median cut on Eisenhower Blvd. with Engineering representative.
5. Discuss dead end parking with Engineering representative.
6. Discuss whether additional right-of-way is required and if any additional width is needed on 40' easement on south (S.E. 18 St.).
7. Indicate crosswalks on Eisenhower Blvd. and S.E. 17 St. on site plan.
8. Parking is insufficient. Plans do indicate a shortage. In addition, the parking requirement for the mezzanine should be calculated the same as retail (1/250).
9. All lighting must be shielded from hotel rooms.

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10. Discuss what abuts west elevation and whether additional architectural detailing is necessary. Provide outline of adjacent buildings.
11. Proposed pylon sign cannot be located in 20-foot interdistrict corridor. A ground sign requires a 5-foot setback and may be located within the Interdistrict corridor. The Code does not permit changeable copy.
12. Loading zone shall be a minimum of 12' x 45', dimension and hatch loading zone.
13. Provide color and materials information for all exterior surfaces.
14. Indicate location of nearest bus stop.
15. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Robert Dodder
828-6421 beeper 497-

0628

Project Name: Habec Company, LLC

Case #: 132-r-01

Date: 12/4/01

Review Time:

Comments:

No CPTED conflicts noted on the plans as submitted.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Habec Company LLC

Case #: 132-R-01

Date: 12/11/01

Comments:

1. Development sites located on Interdistrict Corridors shall comply with section 47-23.9. No parking shall be permitted in the required twenty (20) foot landscape area.
2. Pole/pylon signs located on Interdistrict Corridor shall not be permitted to encroach into the required twenty (20) foot landscape area in accordance with section 47-23.9.
3. Dead end parking is prohibited in accordance with section 47-20.5.C.4 without a turn-around space.
4. Parking as calculated is incorrect, storage is not a permitted use in the B-1 zoning district. The mezzanine level is retail inventory, which is calculated at a rate of 1 parking space per 250 square feet of gross floor area in accordance with section 47-20.2 Table of Parking and Loading zone requirements.
5. Discuss requirements for additional right-of-way with the Engineering representative.
6. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
7. Light fixtures shall comply with the setback requirements of the zoning district in which they are located in accordance with section 47-19.2.R.
8. Delineate loading zone a minimum of 12' x 45' and provide turning geometrics to determine sufficient access to accommodate a standard semi-trailer in accordance with section 47-20.6.
9. Dimension the change in direction at the handicap access ramp, the minimum is a 5' x 5' area.

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10. Discuss screening of the shredder/trash compactor with the applicant and Planning representative.
11. The maximum number of signs permitted on a development site is four (4) in accordance with the provisions of section 47-22.
12. Additional comments may be forthcoming in at the DRC meeting.